

BAYRIDGE P.R.D. - NO. 04/90
PORTION OF THE S.W. 1/4 OF SEC. 8, T. 29 N., R 3 E., W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, T. 29 N., R. 3 E., W. 1/4, ISLAND COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR EGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A 60.00 FOOT WIDE STRIP LYING 30.00 FEET ON EACH SIDE OF THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE AND PARTIES IN INTEREST OF THE LAND, HEREON DESCRIBED, HEREBY DECLARE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DEDICATE TO THE HOMEOWNERS ASSOCIATION OF THIS BAYRIDGE P.R.D. THE COMMUNITY OPEN SPACE AREAS WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT AND RESTRICTED TRACTS "A", "B" AND "C" FOR THE USES AND PURPOSES RECORDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHOWN AS "PRIVATE ROAD" WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT AND THE UNDERSIGNED OWNERS' INTEREST IN THE NON-EXCLUSIVE EGRESS, EGRESS AND UTILITIES EASEMENT SHOWN AS "NON-EXCLUSIVE EGRESS AND UTILITIES EASEMENT" FOR THE PURPOSES NOT INCONSISTENT WITH THE RECORD FOR POTABLE ROADS AND THE RIGHT OF SAID HOMEOWNERS ASSOCIATION TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS WITHIN SAID DEVELOPMENT IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON IN ACCORDANCE WITH THE PLANNED PLANS FOR SAID GRADING, TOGETHER WITH THE RIGHT TO GRADE SAID ROADS AND SLOPES AND TO TAKE SAID GRAVING WITHIN SAID DEVELOPMENT WHERE WATER MIGHT TAKE A NATURAL COURSE FOLLOWING THE GRADING OF SAID ROADS.

ALSO, ALL CLAIMS FOR DAMAGE AGAINST ISLAND COUNTY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

THE UNDERSIGNED DECLARANTS HEREBY CERTIFY THAT THIS PLANNED RESIDENTIAL DEVELOPMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16th DAY OF February, 1993

OWNER Robert K. Poley OWNER Joan M. Poley & Robert K. Poley, M/F
OWNER David A. Poley OWNER Myra J. Poley
BENEFICIARY Frederick David
BY Thomas W. Lane

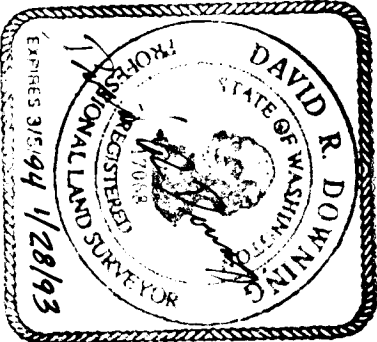
RESERVATION:

TRACTS "A", "B" AND "C" AS SHOWN AND IDENTIFIED HEREON, ARE NOT REFERRED TO OR PRESENTED AS CONVEYANCES OF SPACE TO REMAIN AS UNDISTURBED FOREST, WITH THE EXCEPTION OF PEDESTRIAN AND EQUESTRIAN NATURE TRAIL, AS SHOWN AND IDENTIFIED HEREON, WHICH SHALL BE MAINTAINED AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED HEREWITH.

SURVEYOR CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF JAN 28, 1993

David C. Denny
CERTIFICATE NO. 17CAC65



TREASURER'S CERTIFICATE:

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 1993.

Thomas J. Denny
SIGNATURE & SEAL

EASEMENT PROVISIONS:

NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, INC., TO MAINTAIN, OPERATE AND REPAIR OVERHEAD AND UNDERGROUND CABLEVISION OF WASHINGTON, INC.; WHISKEY TELEPHONE COMPANY; VISTAIRE WATER SYSTEM; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADS AS SHOWN HEREON, UNDER AND UPON THE EXTERIOR TEN FEET IN WIDTH PARALLEL WITH THE ADJOINING THE EXTERIOR FRONTAGE OF ALL LOTS AND TRACTS HEREON, AND UPON THE CROSSING SEGMENT OF SAID PRIVATE ROADS, WITHIN THE WETLANDS CROSSING SEGMENT OF SAID PRIVATE ROADS, WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND APPURTENANCES FOR THE PURPOSE OF EGRESS, EGRESS AND UTILITIES EASEMENT AND OVERLAP WITH ELECTRIC, TELEPHONE AND CABLE SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 93003458, RECORDS OF ISLAND COUNTY, WASHINGTON.
2. DIRECT VEHICULAR ACCESS TO BAYVIEW ROAD IS RESTRICTED TO THE EASEMENTS SHOWN HEREON.
3. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
4. A PORTION OF THIS PROPERTY IS ENCUMBERED BY STEEP SLOPES (>15% BY DEFINITION) WETLANDS, EXCAVATION, WATER TABLE AREAS, NO GRADING (CLEARING, EXCAVATION, WATER FILLING) IS PERMITTED WITHIN 100' OF SAID AREAS, UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT, OR WAIVER THEREFROM IS OBTAINED FROM ISLAND COUNTY ENGINEERING DEPARTMENT.
5. NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
6. UTILIZATION OF WATER-CONSERVING PLUMBING FIXTURES AND WATER METERS IS REQUIRED.
7. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL PERMITS OR THE AVAILABILITY OF POTABLE WATER.
8. ALL UTILITY SYSTEMS WITHIN THIS PLANNED RESIDENTIAL DEVELOPMENT SHALL BE UNDERGROUND.
9. LOTS 1 THROUGH 17 INCLUSIVE ARE SUBJECT TO A 50-FOOT BUILDING SETBACK AS SHOWN HEREON, AND ARE SUBJECT TO BUILDING HEIGHT RESTRICTIONS AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 93003458. ISLAND COUNTY IS NOT RESPONSIBLE FOR ENFORCING RESTRICTIVE COVENANTS AND SHALL NOT ENFORCE THE 50-FOOT SETBACK.
10. UNLESS OTHERWISE NOTED, ALL BUILDING SETBACKS ON FRONT YARDS AND ADJACENT TO ALL STREETS SHALL BE 20.00 FEET IN DISTANCE. ALL OTHER BUILDING SETBACKS FOR SIDE AND REAR YARDS SHALL BE 5.00 FEET IN DISTANCE.

APPROVING AUTHORITIES' CERTIFICATE:

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND HEREBY APPROVED THIS 16th DAY OF February, 1993

Joan M. Poley
APPROVING AUTHORITY

COMMISSIONER'S APPROVAL:

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND HEREBY APPROVED THIS 8th DAY OF March, 1993.

CHAIRMAN Wally COMMISSIONER Wm. David

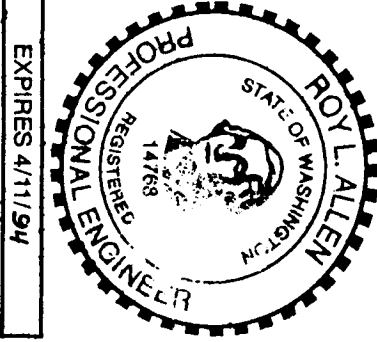
CERTIFICATE OF TITLE:

RECORDED March 8, 1993, IN VOLUME 93003456
PAGE 1 UNDER RECORDS OF ISLAND COUNTY, WASHINGTON.

ENGINEER'S APPROVAL:

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1) AND CHAPTER 11.01 ICC, THIS 19th DAY OF February, 1993

Ray J. Allen
ISLAND COUNTY ENGINEER



EXPIRES 4/11/94

ACKNOWLEDGMENTS:

STATE OF WASHINGTON }
COUNTY OF Island } ss.

ON THIS 16th DAY OF February, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED David A. Poley, Myra J. Poley, Robert K. Poley, individually and as officers in fact for Joan M. Poley, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND KNOWN TO ME TO BE THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN.

Thomas W. Lane
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bayridge
MY COMMISSION EXPIRES 5-10-93

STATE OF WASHINGTON)
COUNTY OF Island) ss.

ON THIS 16th DAY OF February, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED David A. Poley, Myra J. Poley, Robert K. Poley, individually and as officers in fact for Joan M. Poley, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND KNOWN TO ME TO BE THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON INSTRUMENT THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SAID SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

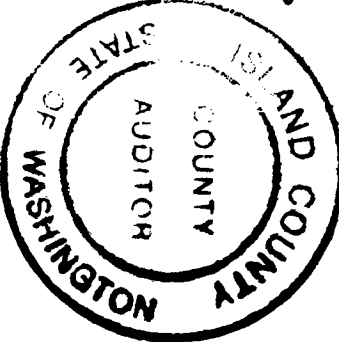
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN.

Joan M. Poley
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bayridge
MY COMMISSION EXPIRES 5-10-93

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF 810 BAYRIDGE P.R.D.
THIS March, 1993 AT 12:51 P.M. IN
VOLUME 93003458 NO. 4 PLANNED RESIDENTIAL DEVELOPMENT UNDER AUDITOR'S FILE NO. 93003458 RECORDS OF ISLAND COUNTY, WASHINGTON.

Dot Hyland
ISLAND COUNTY AUDITOR



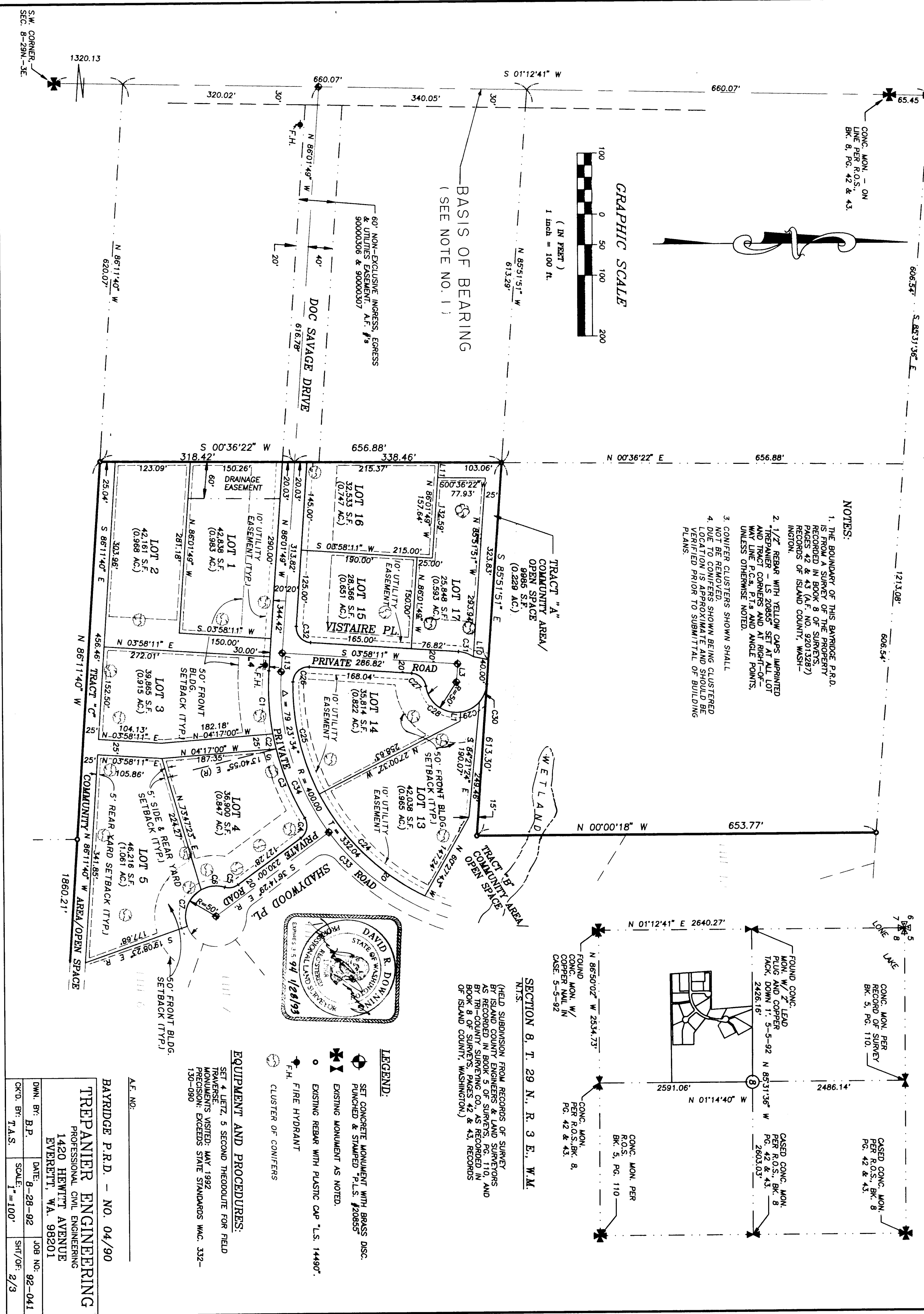
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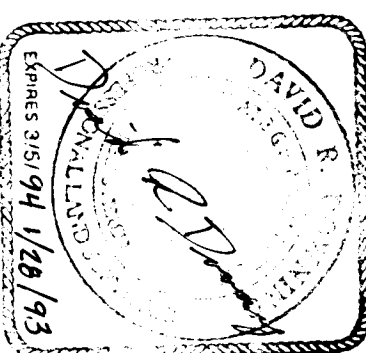
TREPANIER ENGINEERING
PROFESSIONAL CIVIL ENGINEERING
1420 HEWITT AVENUE
EVERETT, WA. 98201

DWN. BY:	B.P.	DATE:	8-28-92	JOB NO.:	92-041
CKD. BY:	T.A.S.	SCALE:	1"=100'	SHT/OF:	1/3

3170814

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ISLAND COUNTY, WASHINGTON





CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	420.00'	104.17'	52.35'	103.90'	1412.36'
C2	420.00'	25.23'	12.62'	25.22'	0356.30'
C3	420.00'	122.83'	61.86'	122.39'	1645.20'
C4	25.00'	36.74'	22.59'	33.52'	8471.46'
C5	25.00'	23.18'	12.50'	22.56'	5307.48'
C6	50.00'	39.98'	21.13'	36.92'	4548.49'
C7	50.00'	70.00'	42.11'	64.42'	8012.53'
C8	50.00'	40.00'	21.14'	35.94'	4550.10'
C9	50.00'	55.69'	31.13'	52.85'	6348.41'
C10	50.00'	44.14'	23.62'	42.72'	5035.03'
C11	25.00'	23.18'	12.50'	22.36'	5307.48'
C12	25.00'	36.74'	22.59'	33.52'	8471.46'
C13	420.00'	155.89'	78.86'	155.00'	2116.00'
C14	420.00'	58.78'	28.43'	56.73'	0744.43'
C15	412.50'	31.45'	15.72'	31.42'	0421.52'
C16	50.00'	43.17'	23.06'	41.84'	4978.23'
C17	50.00'	21.16'	10.75'	21.02'	2416.28'
C18	50.00'	20.14'	10.21'	20.00'	2304.47'
C19	50.00'	20.58'	10.44'	20.43'	2354.41'
C20	50.00'	120.48'	130.45'	93.38'	138053.28'
C21	25.00'	34.24'	20.41'	31.62'	7872.74'
C22	367.50'	29.53'	14.77'	29.52'	0421.57'
C23	360.00'	46.62'	23.34'	46.59'	0701.45'
C24	360.00'	244.18'	126.47'	240.00'	3649.01'
C25	360.00'	191.38'	97.77'	189.36'	2851.22'
C26	25.00'	40.28'	26.04'	36.06'	9219.29'
C27	25.00'	34.24'	20.41'	31.62'	7872.74'
C28	50.00'	78.40'	49.86'	70.61'	8950.03'
C29	50.00'	36.30'	18.99'	35.50'	4155.36'
C30	50.00'	33.17'	16.87'	31.62'	3652.10'
C31	50.00'	26.33'	13.48'	26.02'	3009.58'
C32	25.00'	39.27'	25.00'	35.36'	9000.00'
C33	400.00'	273.54'	142.36'	274.99'	39710.4*
C34	400.00'	280.73'	146.42'	278.99'	40712.0*

LINE	DIRECTION	DISTANCE
L1	S 85°51'57" E	15.20'
L2	S 1°34'37" W	50.00'
L3	S 86°01'49" E	30.00'
L4	N 86°01'49" W	23.25'
L5	S 71°03'26" E	7.50'
L6	N 75°25'25" W	7.50'
L7	N 75°25'25" W	50.00'
L8	N 1°34'37" E	46.52'
L9	N 75°25'25" W	7.50'
L10	N 11°39'39" E	25.22'
L11	S 86°01'49" E	25.04'
L12	S 71°03'26" E	7.50'
L13	S 86°01'49" E	30.60'
L14	S 25°00'00" W	28.49'
L25	S 53°30'00" W	58.12'
L26	S 83°00'00" W	36.68'
L27	N 73°00'00" W	41.26'
L28	N 73°00'00" W	62.28'
L29	S 28°07'11" W	72.09'
L30	N 73°00'00" W	54.22'
L31	S 73°00'00" E	45.49'
L32	N 83°00'00" E	48.19'
L33	N 53°00'00" E	68.47'
L34	N 25°00'00" E	27.08'

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